

**COUNCIL ACTION FORM**

**SUBJECT: URBAN REVITALIZATION AREA AND PLAN FOR 921 – 9<sup>TH</sup> STREET  
(FORMER ROOSEVELT SCHOOL AND NEW CITY PARK)**

**BACKGROUND:**

On June 11, 2013, the City Council determined that the Roosevelt School site at 921 9<sup>th</sup> Street is eligible for designation as an Urban Revitalization Area (URA), under *Section 404.1 of the Code of Iowa*, in that this is “*An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.*” Establishing this policy for the school site allows an individual to apply for approval of a URA Plan with specific project details and to be eligible for property tax abatement if the project is built to the specifications of an approved plan. The City Council also established the following qualifying criteria for this proposed URA:

- 1. The property includes a former public school building that is no longer used as a school; and,*
- 2. The National Park Service has determined that one or more of the properties has a structure that meets the National Register Evaluation Criteria; and,*
- 3. The renovation and remodeling of structures will not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.*

On August 26, 2013, City Council (a) determined that the proposed Adaptive Reuse project to reuse the former Roosevelt School building for 23 condominium units meets the criteria for designating the Roosevelt School site as an Urban Revitalization Area; (b) directed staff to prepare the Urban Revitalization Plan for the Roosevelt School Site; and (c) set the date of public hearing for October 8, 2013, to consider the URA Plan and an ordinance to designate the Roosevelt School site as an Urban Revitalization Area.

This Urban Revitalization Area includes the former Roosevelt School and the new City park. Development is proposed on only the former school site. The attached Urban Revitalization Plan is comprised of two parts. The first portion meets the statutory requirements as described in Chapter 404.2(2). The second part is the Major Site Development Plan (Adaptive Reuse Plan) for conversion of the former school site to a residential use that includes 23 apartment dwellings and associated parking and open space improvements.

The statutory elements included in the Urban Renewal Plan include identifying the project area, duration of the plan, tax abatement schedule, applicable uses, and assessed valuations.

The property owner may request a three-, five- or ten-year abatement schedule. Staff will review the completed project and report to the City Council in February. At that time Council approves projects in the City's various Urban Revitalization Areas as qualifying for tax abatement.

**ALTERNATIVES:**

1. Council can adopt the Urban Revitalization Plan for 921 9<sup>th</sup> Street (former Roosevelt School and new city park) and then approve the ordinance designating this Urban Revitalization Area.
2. Council can choose to not approve the Urban Revitalization Plan and attached ordinance.
3. City Council can refer this issue to staff or the applicant for further information.

**MANAGER'S RECOMMENDATION:**

The applicant has requested tax abatement through the creation of an Urban Revitalization Area for the former school site at 921 9<sup>th</sup> Street. The City Council has determined that the proposed URA meets the criteria established by Council. A major site development plan has been approved by the City Council as an Adaptive Reuse of the former school building.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the Urban Revitalization Plan for 921 9<sup>th</sup> Street and approving the ordinance designating this Urban Revitalization Area.

**URBAN REVITALIZATION PLAN**  
**Roosevelt School Site & City of Ames Park**  
**921 9<sup>th</sup> Street**

1. **Property Address:** 921 9<sup>th</sup> Street (*see Attachment A, Location Map*)

2. **Legal Descriptions:**

Roosevelt School Site: 2.21 Acres

Parcel 'A': Lots 5-9, Block 2 in Baird's Addition and Lots 9-13 and the North 55.00 feet of Lot 14, Block 26 in College Park Addition 2<sup>nd</sup> North, all in Ames, Story County, Iowa, and all being more particularly described as follows: Beginning at the Southeast Corner of said Lot 9, Block 26; thence N89°29'28"W, 299.91 feet along the South line of said Block 26 to the Southwest Corner of said Lot 13; thence N00°02'06"W, 110.08 feet along the West line thereof; thence N89°29'12"W, 61.00 feet along the South line of the North 55.00 feet of said Lot 14 to the East line of Northwestern Avenue; thence N04°48'22"W, 55.24 feet to the Northwest Corner of said Lot 14; thence S89°29'12"E, 109.57 feet along the North line of said Block 26 to the Southwest Corner of said Lot 9, Block 2; thence N00°03'21"W, 172.66 feet to the Northwest Corner of said Lot 9, Block 2; thence S89°30'23"E, 249.89 feet to the Northeast Corner of said Lot 5, Block 2; thence S00°03'32"E, 172.74 feet to the Southeast Corner of said Lot 5, Block 2; thence S89°29'12"E, 6.00 feet to the Northeast Corner of said Lot 9, Block 26; thence S00°02'49"E, 165.06 feet to the point of beginning, containing 2.21 acres

City of Ames Park: 1.30 Acres

Lots 1, 2, 3 and 4 in Block 2, Baird's Addition to the City of Ames, Story County, Iowa  
AND

Lots 6, 7, and 8 in Block 26, College Park Addition North, City of Ames, Story County,  
Iowa

3. **Assessed Valuation:**

Roosevelt School Site assessed value to be determined by the Ames City Assessor.  
Not applicable to the City-owned park land.

4. **Owners Names and Addresses:**

Roosevelt School Site:

- RES Development, Inc.  
2519 Chamberlain Street  
Ames, Iowa 50014

City of Ames Park:

- City of Ames  
515 Clark Avenue  
Ames, Iowa 50010

5. **Zoning District and Classification:**

“UCRM” (Urban Core Residential Medium Density) for land owned by RES Development, Inc. Property

“S-GA” (Government/Airport District) for land owned by the City of Ames

6. **City Services:** No enhancements are planned.

7. **Applicability of Revitalization:** Revitalization shall be applicable only to that subset of eligible property within the above legal description that qualifies under the Roosevelt School Area Criteria for Urban Revitalization, *see Attachment B (Resolution No. 13-265)*, and in accordance to the attached building and site plans, *see Attachment C*.

8. **Duration:** There is no end date.

9. **Relocation:** The plan does not require the displacement of any persons, and there will be no relocation benefits provided.

10. **Percent Increase in Value Required:** The value-added requirement is a five (5) percent increase in actual value.

11. **Federal, State, or Private Grant/Loan Programs for Residential Improvements:** There are no grants or loans for this urban revitalization project.

12. **Existing Land Use:** Vacant former school building

13. **Geocodes:** Roosevelt School Site and City Park

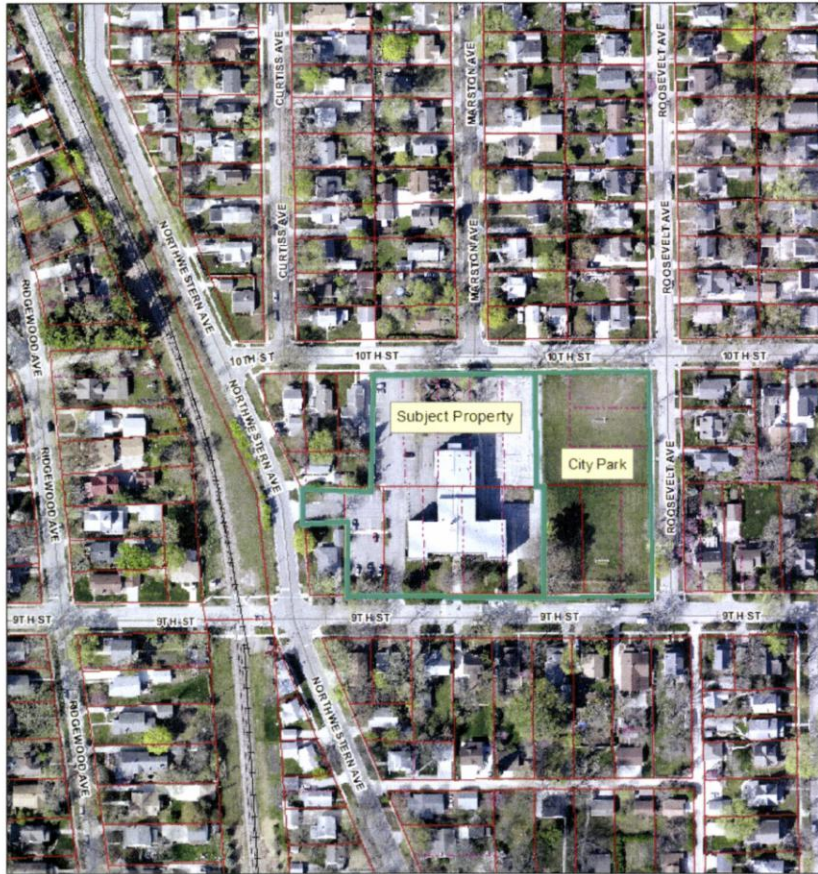
Parcel ID & Lots:

- 09-03-235-040 (College Park Add. 2<sup>nd</sup> North Lot 7 & W.44' Lot 6 Blk. 26)
- 09-03-235-050 (College Park Add. 2<sup>nd</sup> North Lot 8 Blk. 26)
- 09-03-235-060 (College Park Add. 2<sup>nd</sup> North Lots 9, 10, 11 & 12, Blk. 26)
- 09-03-235-065 (Bairds Add. Lots 1-9 Blk. 2)
- 09-03-235-070 (College Park Add. 2<sup>nd</sup> North Lot 13 Blk. 26)
- 09-03-235-090 (College Park Add. 2<sup>nd</sup> North Lot 14 Blk. 26)

14. **Tax Exemption Schedule:** The exemption period is for either three (3) years, five (5) years, or ten (10) years. All qualified real estate is eligible for tax exemption of the value added by the improvements according to the terms of the exemption selected. The overall improvement value to the property will need to be at least 105% of the current assessed value to qualify for the program.

# Attachment A

## Location of URA



**Location Map**  
**Roosevelt School Site**  
**Urban Revitalization Area**



**Attachment B**  
**RESOLUTION NO. 13-265**  
**RESOLUTION ESTABLISHING QUALIFYING CRITERIA FOR DESIGNATION OF**  
**ROOSEVELT SCHOOL SITE AS AN URBAN REVITALIZATION AREA**  
**FOR THE CITY OF AMES, IOWA**

WHEREAS, on May 14, 2013, the City Council referred to staff a letter from Dean Jensen of Real Estate Service Group Incorporated (RESGI) requesting that the Council direct City staff to prepare a new Urban Revitalization Area (URA) designation for the adaptive reuse of the former Roosevelt School building at 921 9<sup>th</sup> Street; and,

WHEREAS, the former Roosevelt School building has been listed on the National Register of Historic Places since March 2, 2010; and,

WHEREAS, *Code of Iowa* Chapter 404.1 provides authority for municipalities to establish Urban Revitalization Areas and associated plans as the mechanism for providing tax abatement in a variety of areas; and,

WHEREAS, this includes *“An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use;”* and,

WHEREAS, to address RESGI’s request, the City Council must first determine whether the Roosevelt School site meets the criteria described above, and if the Council determines that the Roosevelt School site meets the state criteria, the next step in designating the site as an Urban Revitalization Area is for Council to decide upon a policy establishing qualifying criteria; and,

WHEREAS, in order to proceed further with the requested URA for Roosevelt School, Council must establish qualifying criteria for the proposed URA; and,

WHEREAS, the area will be considered for establishing an Urban Revitalization Area and Plan if one of the properties meets all of the following criteria: a) the property includes a former public school building that is no longer used as a school; b) the National Park Service has determined that one or more of the properties has a structure that meets the National Register Evaluation Criteria; and, c) the renovation and remodeling of structures will not destroy or obscure essential architectural features, and, in addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the establishment of the aforementioned qualifying criteria for the Roosevelt School site as an Urban Revitalization Area is hereby approved.

ADOPTED THIS 11<sup>th</sup> day of June, 2013.

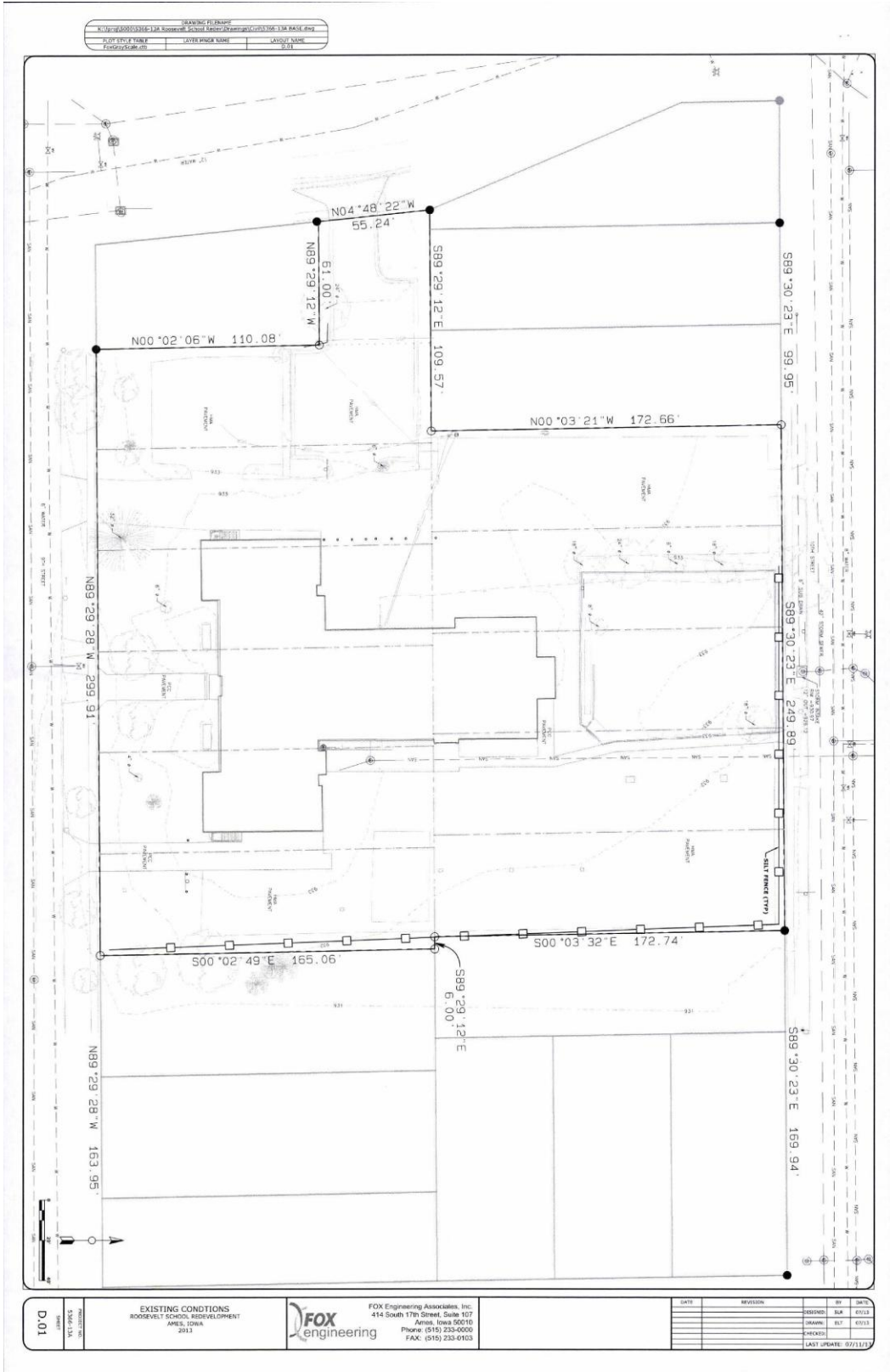
Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Introduced by: Davis  
Seconded by: Larson  
Voting aye: Davis, Goodman, Larson, Orazem, Szopinski  
Voting nay: None Absent:  
Wacha

Resolution declared adopted and signed by the Mayor this 11<sup>th</sup> day of June, 2013.

# Attachment C



PROJ. NO.	PROJ. NAME	DATE
2013-0001	Roosevelt School Redevelopment	07/11/13

D.01

EXISTING CONDITIONS  
ROOSEVELT SCHOOL REDEVELOPMENT  
APRIL 2013



FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Annis, Iowa 50510  
Phone: (515) 233-0000  
FAX: (515) 233-0103

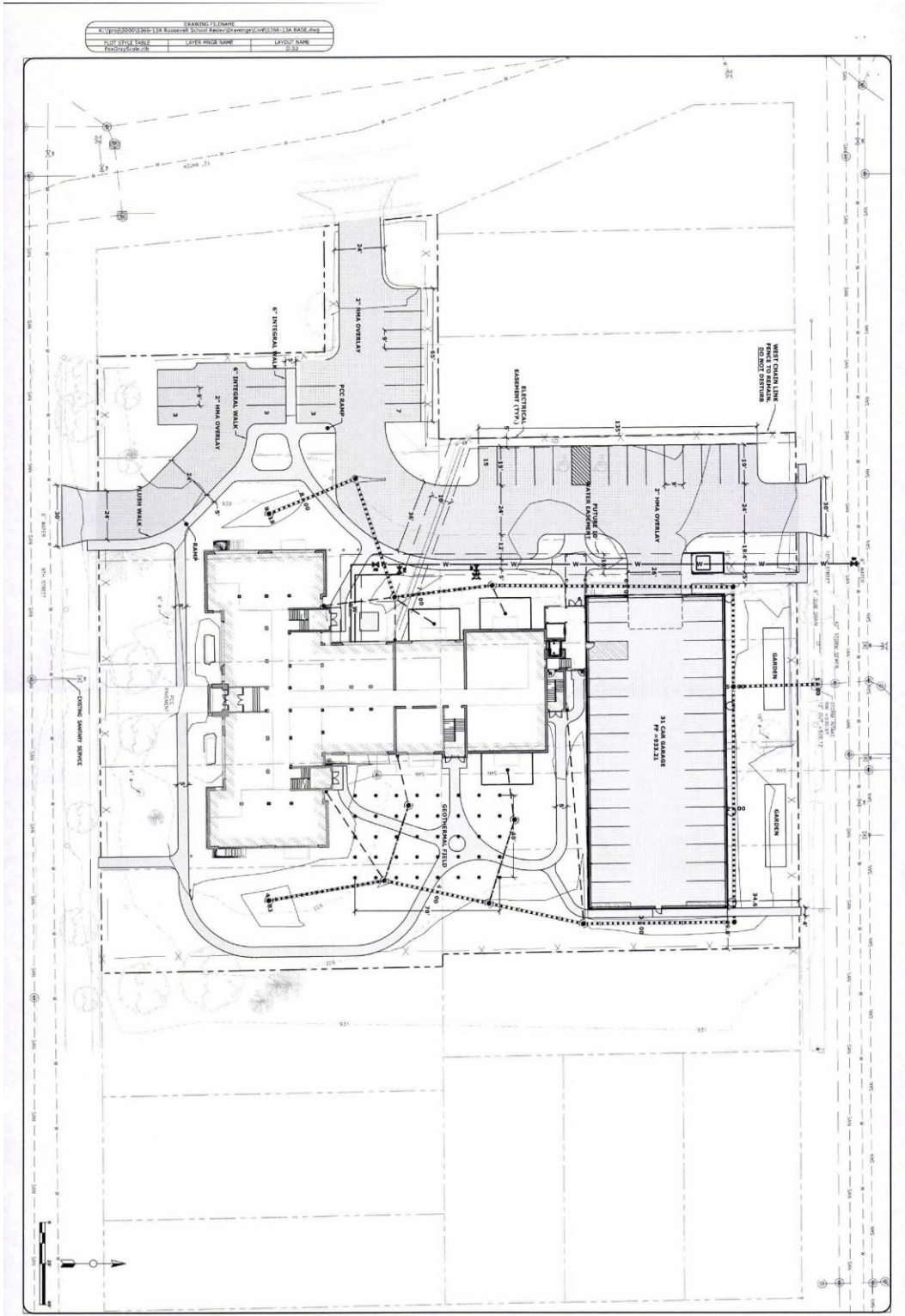
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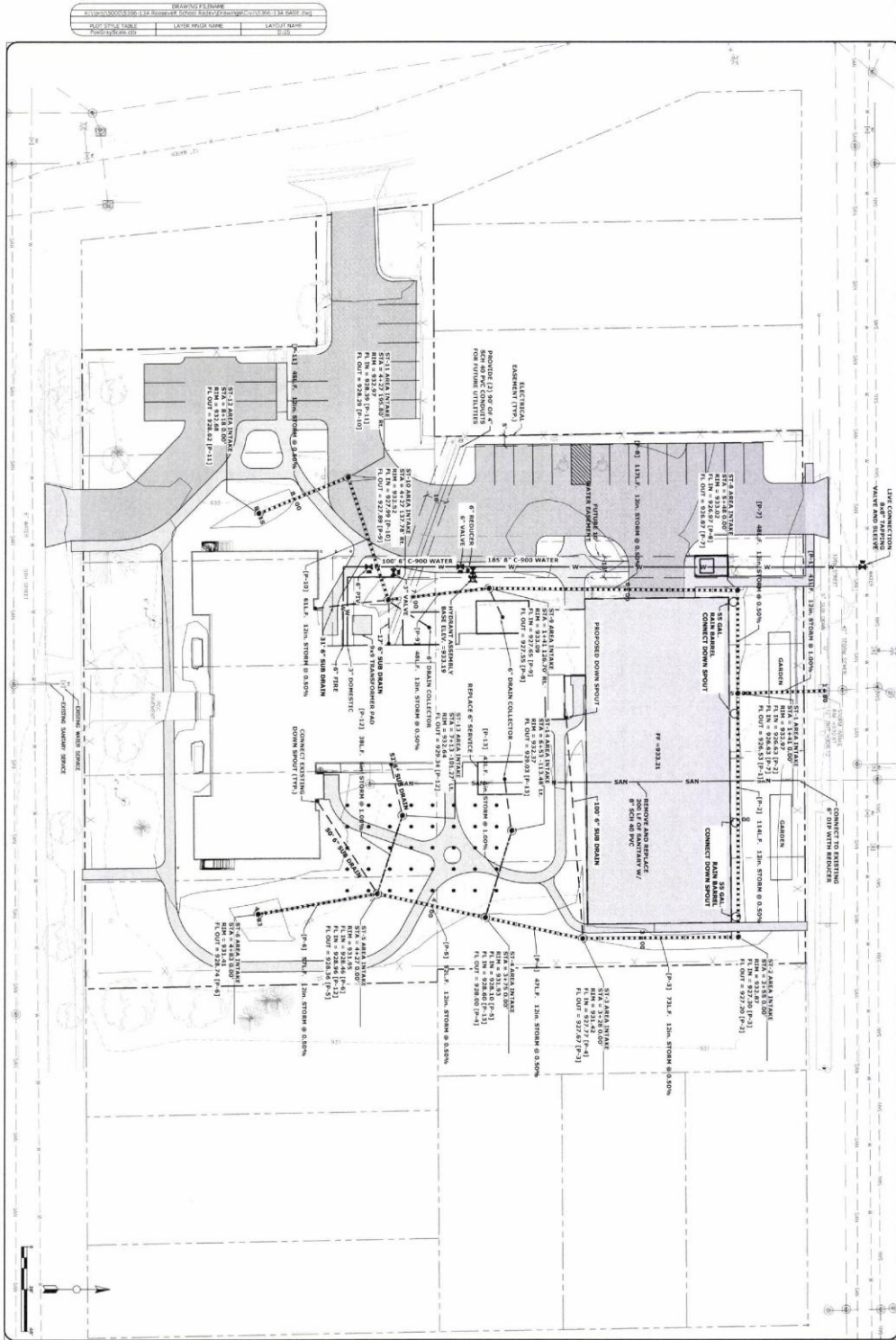
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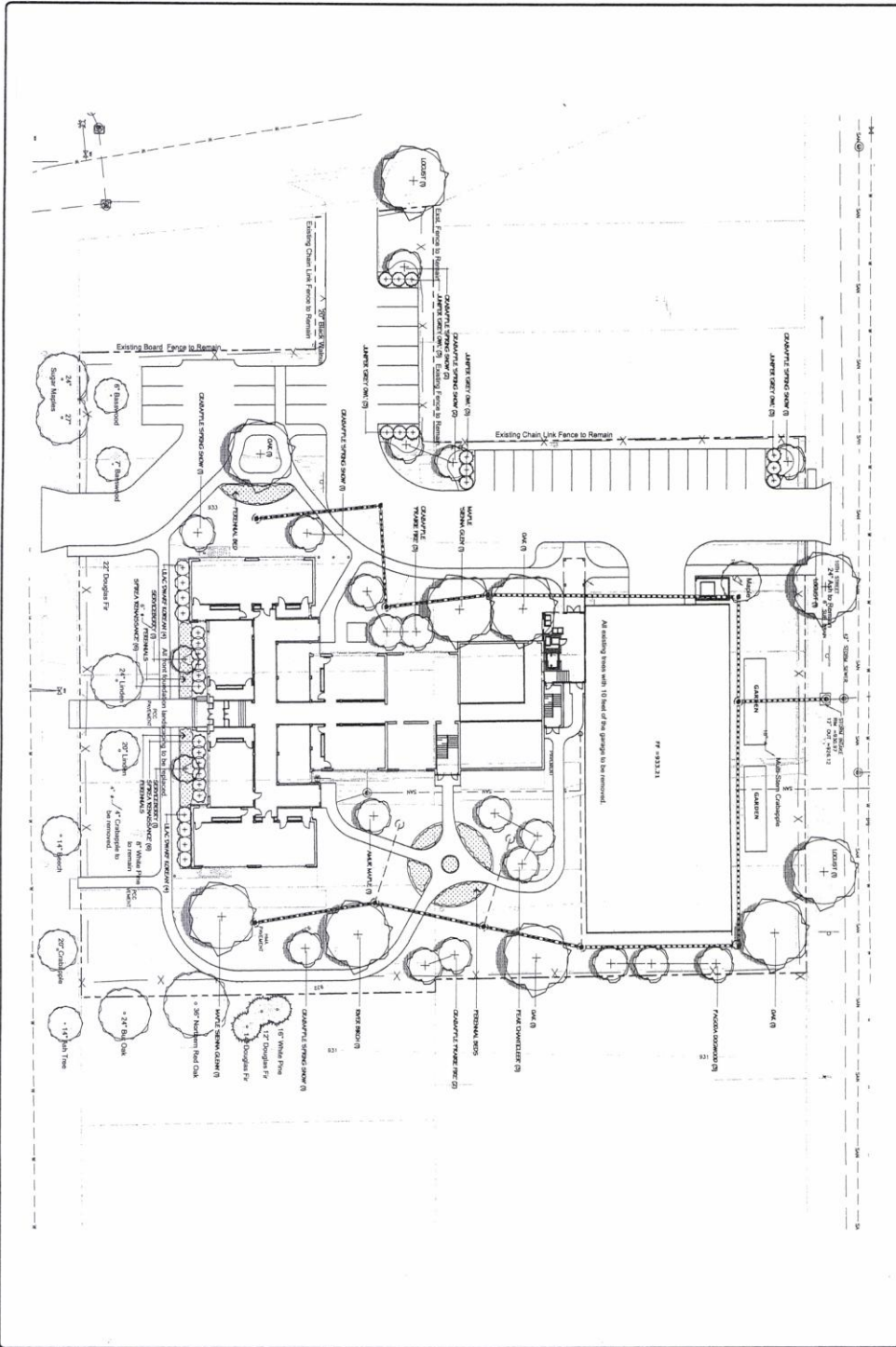
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<p><b>UTILITY PLAN</b> ROOSEVELT SCHOOL REDEVELOPMENT AMES, IOWA 2011</p>	<p><b>FOX engineering</b> FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103</p>	DATE	REVISION	BY	DATE
<p>D.05</p>	<p>PROJECT NO. SHEET NO.</p>				

# Attachment C



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 CHECKED BY: [Signature]  
 DESIGNED BY: [Signature]

## ROOSEVELT SCHOOL REDEVELOPMENT

AMES, IOWA

**COUNTRY LANDSCAPES, INC.**  
 1000 W. UNIVERSITY AVENUE, SUITE 100  
 IOWA CITY, IOWA 52242  
 (319) 335-1111  
 www.countrylandscapes.com

SHEET L.01

# Attachment C



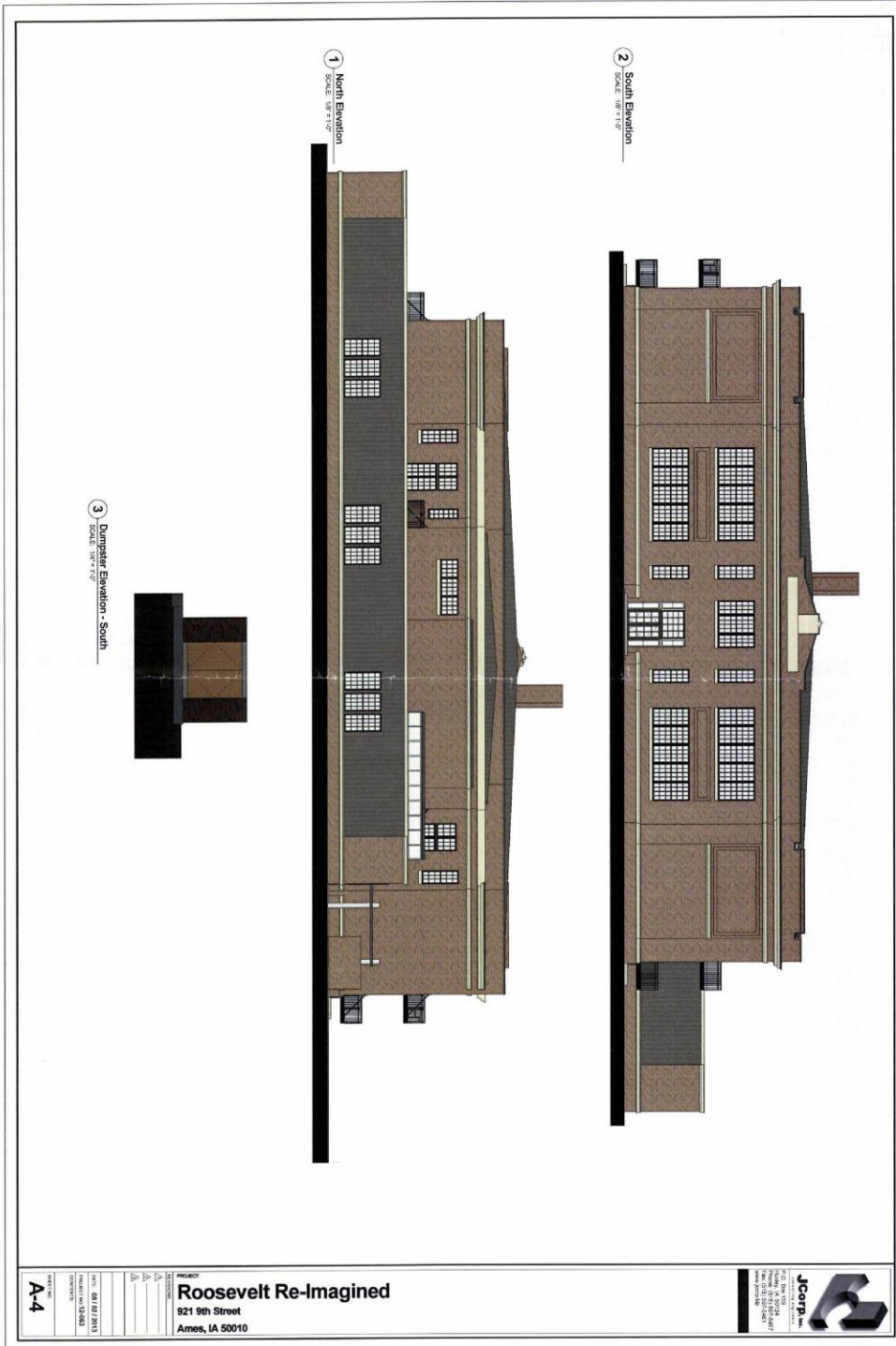
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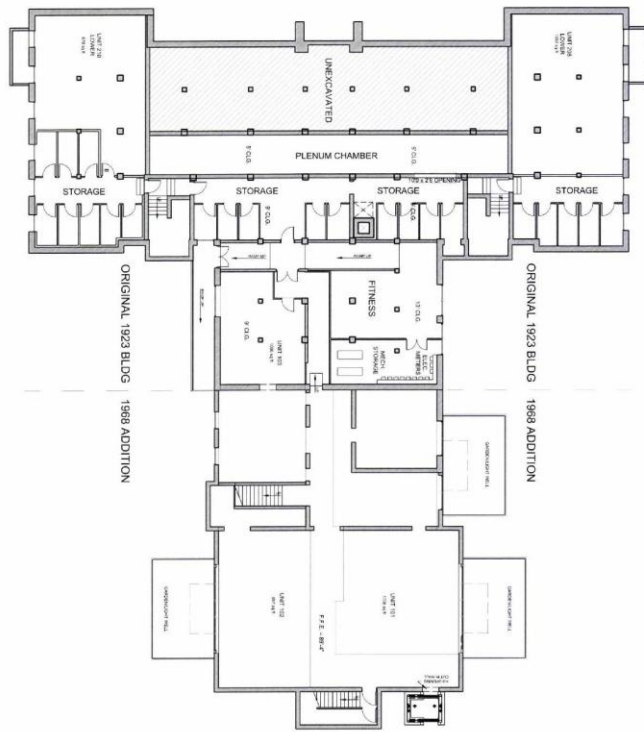
**Roosevelt Re-Imagined**  
921 9th Street  
Ames, IA 50010



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# Attachment C



1 Garden Level Floor Plan  
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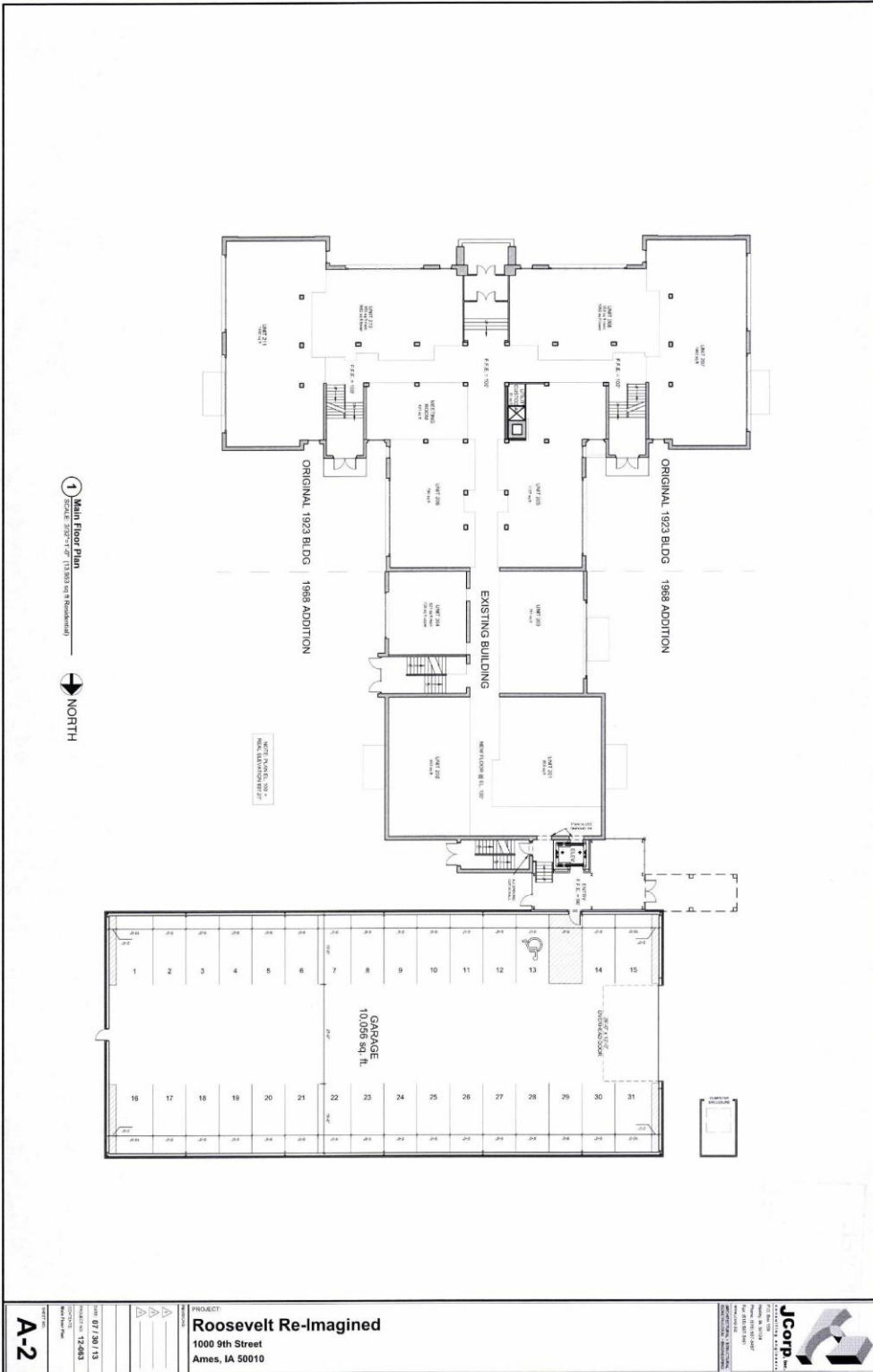
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 1000 9th Street  
 Ames, IA 50010

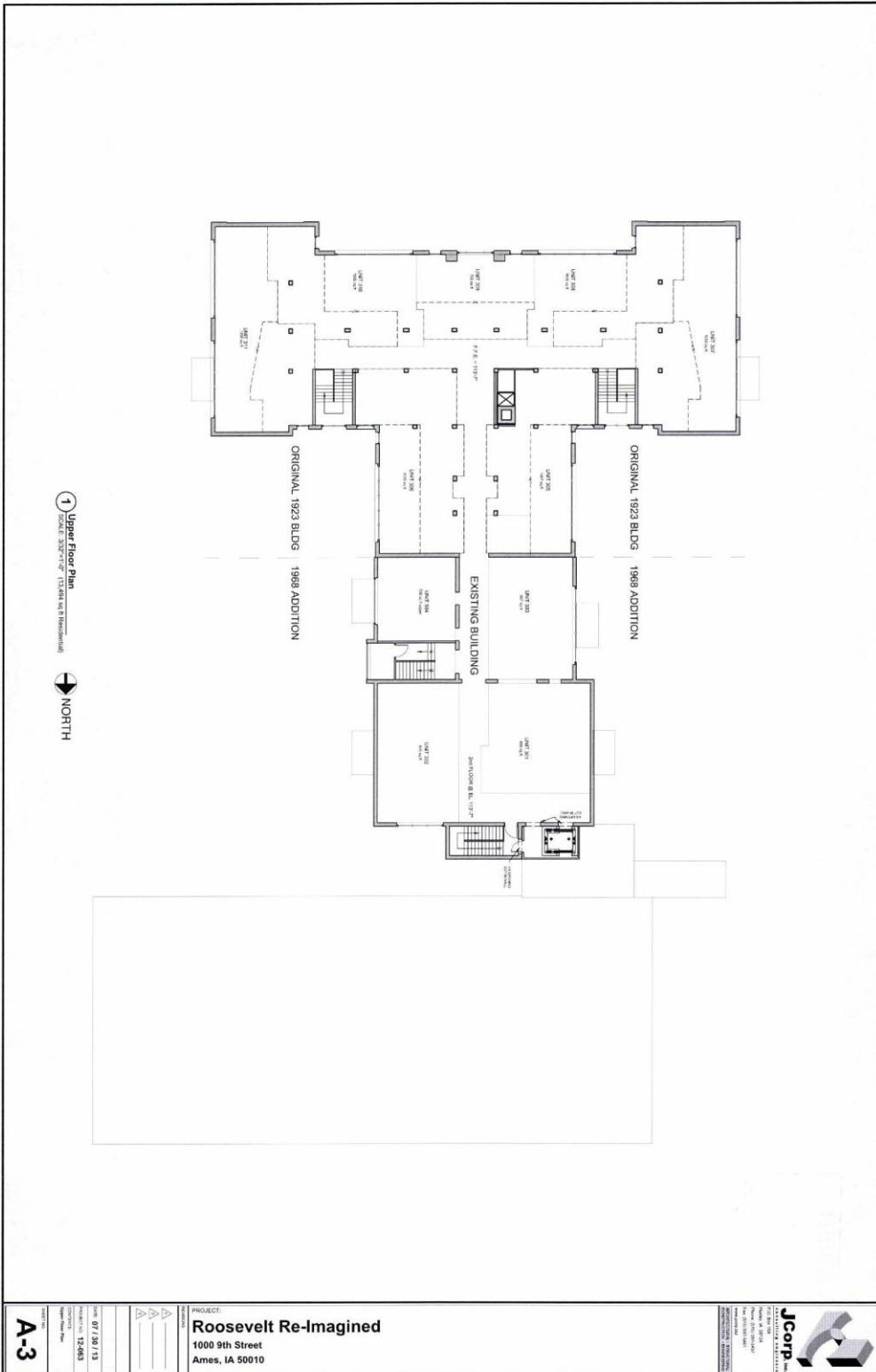
**JCorp**  
 ARCHITECTURE & INTERIORS  
 1000 9th Street  
 Ames, IA 50010  
 Phone: 515.281.1111  
 Fax: 515.281.1112  
 www.jcorp.com

# Attachment C





# Attachment C



**ORDINANCE NO.**

**AN ORDINANCE TO DESIGNATE THE URBAN REVITALIZATION  
PLAN FOR ROOSEVELT SCHOOL SITE & CITY OF AMES PARK 921  
9<sup>TH</sup> STREET.**

**BE IT ORDAINED** by the City Council for the City of Ames, Iowa, that:

Section One. The land described as:

Roosevelt School Site: 2.21 Acres

Parcel 'A': Lots 5-9, Block 2 in Baird's Addition and Lots 9-13 and the North 55.00 feet of Lot 14, Block 26 in College Park Addition 2<sup>nd</sup> North, all in Ames, Story County, Iowa, and all being more particularly described as follows: Beginning at the Southeast Corner of said Lot 9, Block 26; thence N89°29'28"W, 299.91 feet along the South line of said Block 26 to the Southwest Corner of said Lot 13; thence N00 ° 02'06"W, 110.08 feet along the West line thereof; thence N89 ° 29'12"W, 61.00 feet along the South line of the North 55.00 feet of said Lot 14 to the East line of Northwestern Avenue; thence N04 ° 48'22"W, 55.24 feet to the Northwest Corner of said Lot 14; thence S89 ° 29'12"E, 109.57 feet along the North line of said Block 26 to the Southwest Corner of said Lot 9, Block 2; thence N00 ° 03'21"W, 172.66 feet to the Northwest Corner of said Lot 9, Block 2; thence S89 ° 30'23"E, 249.89 feet to the Northeast Corner of said Lot 5, Block 2; thence S00 ° 03'32"E, 172.74 feet to the Southeast Corner of said Lot 5, Block 2; thence S89 ° 29'12"E, 6.00 feet to the Northeast Corner of said Lot 9, Block 26; thence S00 ° 02'49"E, 165.06 feet to the point of beginning, containing 2.21 acres.

City of Ames Park: 1.30 Acres

Lots 1, 2, 3 and 4 in Block 2, Baird's Addition to the City of Ames, Story County, Iowa  
AND  
Lots 6, 7, and 8 in Block 26, College Park Addition North, City of Ames, Story County,  
Iowa

is hereby designated, pursuant to Chapter 404, Code of Iowa, as the Roosevelt School Site & City of Ames Park Revitalization Area.

Section Two. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
Ann H. Campbell, Mayor